



Federal Emergency Management Agency

Washington, D.C. 20472

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

IN REPLY REFER TO:

Case No.: 01-09-1137P

The Honorable Jeff Griffin
Mayor, City of Reno
P.O. Box 1900
Reno, NV 89505

Community: City of Reno, NV
Community No.: 320020
Panels Affected: 32031C3157 E, 3158 E, and
3159 E

Effective Date of **OCT 23 2001**
This Revision:

102-D

Dear Mayor Griffin:

This responds to a request that the Federal Emergency Management Agency (FEMA) revise the effective Flood Insurance Rate Map (FIRM) for Washoe County, Nevada and Incorporated Areas (the effective FIRM for your community), in accordance with Part 65 of the National Flood Insurance Program (NFIP) regulations. In a letter dated August 28, 2001, Mr. Mark E. Forest, P.E., President, WRC Nevada, Inc., requested that FEMA revise part of the determination in a Letter of Map Revision (LOMR) dated August 2, 2001, which became effective September 4, 2001 (Case No. 01-09-338P), to correct a mapping error along Dry Creek from just downstream of South Virginia Street to approximately 700 feet upstream of McCarran Boulevard.

All data required to complete our review of this request were submitted with letters from Mr. Forest. Because this LOMR is being issued to correct a mapping or study analysis error, fees were not assessed for the review.

We have completed our review of the submitted data and the flood data shown on the effective FIRM. We have revised the FIRM to modify the zone designations of the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood) along Dry Creek from just downstream of South Virginia Street to approximately 700 feet upstream of McCarran Boulevard. As a result of the modifications, the area designated Zone X (shaded), an area that would be inundated by the base flood with average flood depths of less than 1 foot, was changed to Zone X (unshaded), an area of minimal flood hazard outside the base floodplain, from just downstream to approximately 3,400 feet downstream of South Virginia Street along the left overbank (looking downstream) of Dry Creek and from approximately 200 feet downstream of South Virginia Street to approximately 700 feet upstream of McCarran Boulevard along the right overbank (looking downstream) of Dry Creek. The modifications are shown on the enclosed annotated copies of FIRM Panels 32031C3157 E, 32031C3158 E, and 32031C3159 E. This LOMR hereby revises the above-referenced panels of the effective FIRM dated September 30, 1994. The determination for other portions of the area revised by the August 2 LOMR remains valid.

The area designated Zone X (shaded) along the left overbank (looking downstream) of Dry Creek from just upstream to approximately 4,000 feet upstream of McCarran Boulevard was determined based on alluvial fan flooding along Evans Creek.

Because the flood hazard information that was submitted for the August 2 LOMR does not support a revision to the alluvial fan flooding for Evans Creek, this zone designation will remain as shown on the effective FIRM. If data is available to support a revision to this zone designation, it should be documented in accordance with our alluvial fan guidelines, as presented in the FEMA document entitled "Guidelines for Determining Flood Hazards on Alluvial Fans," dated February 23, 2000, and submitted for our review.

The modifications are effective as of the date shown above. The map panels as listed above and as modified by this letter will be used for all flood insurance policies and renewals issued for your community.

A review of the determination made by this LOMR and any requests to alter this determination should be made within 30 days. Any request to alter the determination must be based on scientific or technical data.

We will not physically revise and republish the FIRM for your community to reflect the modifications made by this LOMR at this time. When changes to the previously cited FIRM panels warrant physical revision and republication in the future, we will incorporate the modifications made by this LOMR at that time.

This LOMR is based on minimum floodplain management criteria established under the NFIP. Your community is responsible for approving all floodplain development and for ensuring all necessary permits required by Federal or State law have been received. State, county, and community officials, based on knowledge of local conditions and in the interest of safety, may set higher standards for construction in the Special Flood Hazard Area. If the State, county, or community has adopted more restrictive or comprehensive floodplain management criteria, these criteria take precedence over the minimum NFIP criteria.

Because this LOMR will not be printed and distributed to primary users, such as local insurance agents and mortgage lenders, your community will serve as a repository for these new data. We encourage you to disseminate the information reflected by this LOMR throughout the community, so that interested persons, such as property owners, local insurance agents, and mortgage lenders, may benefit from the information. We also encourage you to prepare an article for publication in your community's local newspaper. This article should describe the changes that have been made and the assistance that officials of your community will give to interested persons by providing these data and interpreting the NFIP maps.

This determination has been made pursuant to Section 206 of the Flood Disaster Protection Act of 1973 (Public Law 93-234) and is in accordance with the National Flood Insurance Act of 1968, as amended (Title XIII of the Housing and Urban Development Act of 1968, Public Law 90-448), 42 U.S.C. 4001-4128, and 44 CFR Part 65. Pursuant to Section 1361 of the National Flood Insurance Act of 1968, as amended, communities participating in the NFIP are required to adopt and enforce floodplain management regulations that meet or exceed NFIP criteria. These criteria are the minimum requirements and do not supersede any State or local requirements of a more stringent nature. This includes adoption of the effective FIRM to which the regulations apply and the modifications described in this LOMR.

If you have any questions regarding floodplain management regulations for your community or the NFIP in general, please contact the Consultation Coordination Officer (CCO) for your community. Information on the CCO for your community may be obtained by calling the Chief, Community

Mitigation Programs Branch, Mitigation Division of FEMA in San Francisco, California, at (415) 923-7184. If you have any questions regarding this LOMR, please call our Map Assistance Center, toll free, at 1-877-FEMA MAP (1-877-336-2627).

Sincerely,



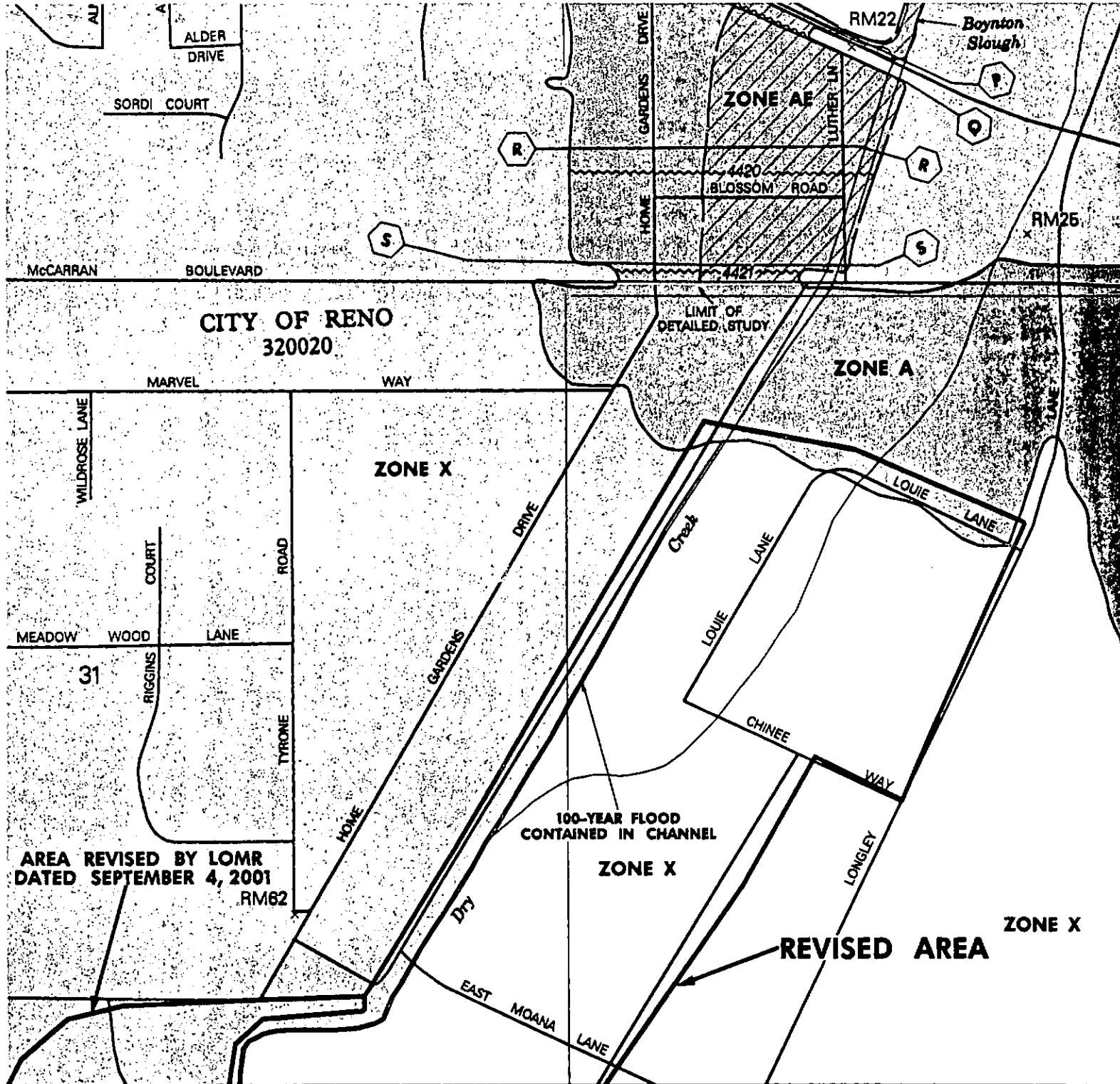
Max H. Yuan, P.E., Project Engineer
Hazards Study Branch
Federal Insurance and
Mitigation Administration

For: Matthew B. Miller, P.E., Chief
Hazards Study Branch
Federal Insurance and
Mitigation Administration

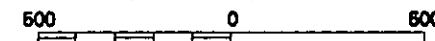
Enclosures

cc: Mr. Steve Varela, P.E.
City Engineer/Public Works Director
City of Reno

Mr. Mark E. Forest, P.E.
President
WRC Nevada, Inc.



APPROXIMATE SCALE IN FEET



NATIONAL FLOOD INSURANCE PROGRAM

FIRM
FLOOD INSURANCE RATE MAP

WASHOE COUNTY,
NEVADA AND
INCORPORATED AREAS

PANEL 3157 OF 3350
(SEE MAP INDEX FOR PANELS NOT PRINTED)

CONTAINS:
CONDUITY

RENO, CITY OF
WASHOE COUNTY,
NEVADA

REVISED TO
REFLECT LOMR
DATED OCT 23 2001
MAP NUMBER
32031C3157 E

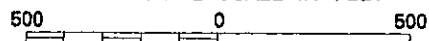
EFFECTIVE DATE:
SEPTEMBER 30, 1994



Federal Emergency Management Agency



APPROXIMATE SCALE IN FEET



NATIONAL FLOOD INSURANCE PROGRAM

**FIRM
FLOOD INSURANCE RATE MAP**

WASHOE COUNTY,
NEVADA AND
INCORPORATED AREAS

PANEL 3158 OF 3350

(SEE MAP INDEX FOR PANELS NOT PRINTED)

CONTAINS:
COMMUNITY

NUMBER PANEL SUFFIX

RENO, CITY OF 320020 3158 E
WASHOE COUNTY, UNINCORPORATED AREAS 320078 3158 E

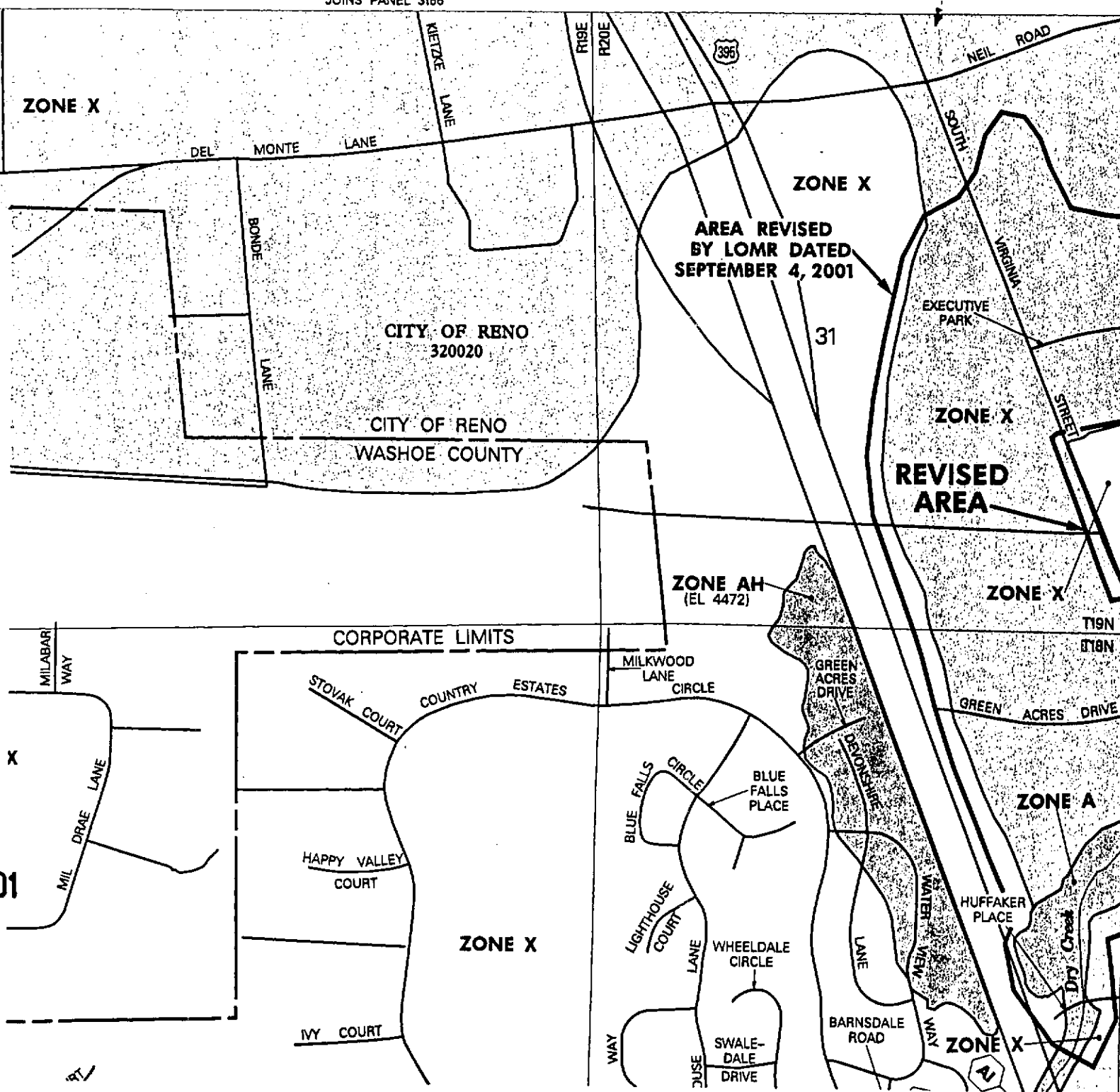
**REVISED TO
REFLECT LOMR
DATED OCT 23 2001**

MAP NUMBER
32031C3158 E

EFFECTIVE DATE:
SEPTEMBER 30, 1994



Federal Emergency Management Agency



JOINS PANEL 3158

ZONE X

REVISED AREA

ZONE X

31

100-YEAR FLOOD
CONTAINED IN CHANNEL

AREA REVISED BY LOMR
DATED SEPTEMBER 4, 2001

EXECUTIVE
PARKWAY

LONGLEY
LANE

T19N
T18N

ZONE
X

MAESTRO
DRIVE

CITY OF RENO
320020

100-YEAR FLOOD
CONTAINED IN CHANNEL

ZONE X

LIMIT OF
DETAILED STUDY

ZONE A

HUFFAKER
PLACE

ZONE X

EAST
HUFFAKER
DRIVE

LANE

LIMESTONE
DRIVE

SANDSTONE
DRIVE

AUTUMN
DRIVE

STONEHOUSE
CIRCLE

GEMSTONE
DRIVE

HILLS

SUGARLOAF
DRIVE

FENHAUSER
DRIVE

RM8

CAMBRIDGE
WAY



APPROXIMATE SCALE IN FEET

500 0 500

NATIONAL FLOOD INSURANCE PROGRAM

FIRM
FLOOD INSURANCE RATE MAP

WASHOE COUNTY,
NEVADA AND
INCORPORATED AREAS

PANEL 3158 OF 3350
(SEE MAP INDEX FOR PANELS NOT PRINTED)

CONTAINS:
COMMUNITY

NUMBER PANEL SUFFIX

RENO, CITY OF
WASHOE COUNTY,
UNINCORPORATED AREAS

REVISED TO
REFLECT LOMR
DATED OCT 23 2001
MAP NUMBER
32031C3159 E

EFFECTIVE DATE:
SEPTEMBER 30, 1994



Federal Emergency Management Agency